LOT 6 BLOCK B LOTTIE FARMS S/D

ORB 715-809, 934-500, ORB 963-

GARCIA OSCAR EMILIO/GARCIA CYNTHIA ANN
429 SW LOTTIE CT
LAKE CITY, FL 32024

2026

18-4S-16-03055-156

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

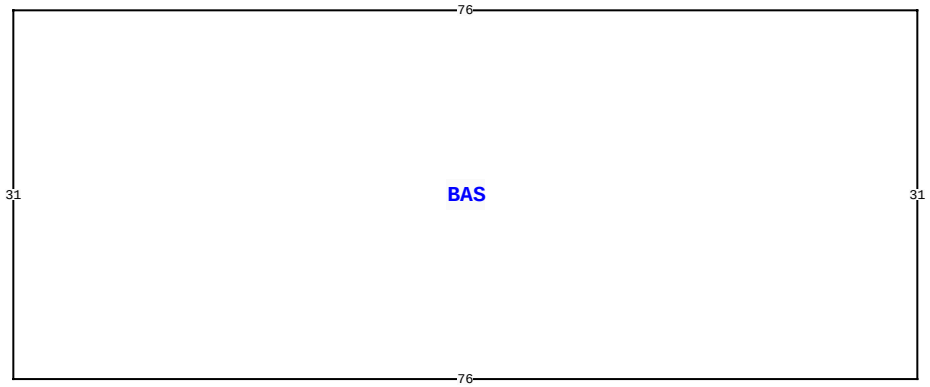
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	140,076
TOTALS	2,356			2,356	140,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	115.0000	108.10	254,684	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 2356 HX Base Yr 2019



429 SW LOTTIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,076
TOTAL MARKET OB/XF VALUE		20,020
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		210,096
SOH/AGL Deduction		154,991
ASSESSED VALUE		55,105
TOTAL EXEMPTION VALUE	HX HB	30,105
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		210,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19980	M H	125	09/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/2449	7/23/2018	WD	Q	I	01	155,000
GRANTOR: REBECCA ANN BRUNER						
GRANTEE: OSCAR EMILIO & CYNT						
1162/2716	11/26/2008	WD	Q	I		147,000
GRANTOR: CHARLES W & BETTY E H						
GRANTEE: WILLIAM E & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPORT UF	0	100	18	21	376.00	UT	3.50	3.50	100	1993	1993	3	100	1,316	
2	0296	SHED METAL	0	100	12	24	288.00	UT	8.00	8.00	100	1993	1993	3	100	2,304	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
5	0327	STABLES-SM	0	100	40	20	800.00	UT	8.00	8.00	100	2014	2014	3	100	6,400	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 20,020

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/17/2024 BY JB Total Acres: 4.82 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS